



**CITY OF SUNNYVALE
REPORT
Planning Commission**

January 10, 2005

SUBJECT: **2004-0852 – Rob Moore** [Applicant] **Evelyn LLC** [Owner]:
Application for related proposals on a 1.2-acre site located at
1136-1142 West Evelyn Avenue in an M-S (Industrial &
Service) Zoning District. (APN: 161-31-035)

Motion **Use Permit** to allow four condominium units;

Motion **Tentative Map** to subdivide one lot into four air-space
condominium lots and one common lot.

REPORT IN BRIEF

Existing Site An existing one-story industrial building with parking
Conditions lots in the front and rear of the property.

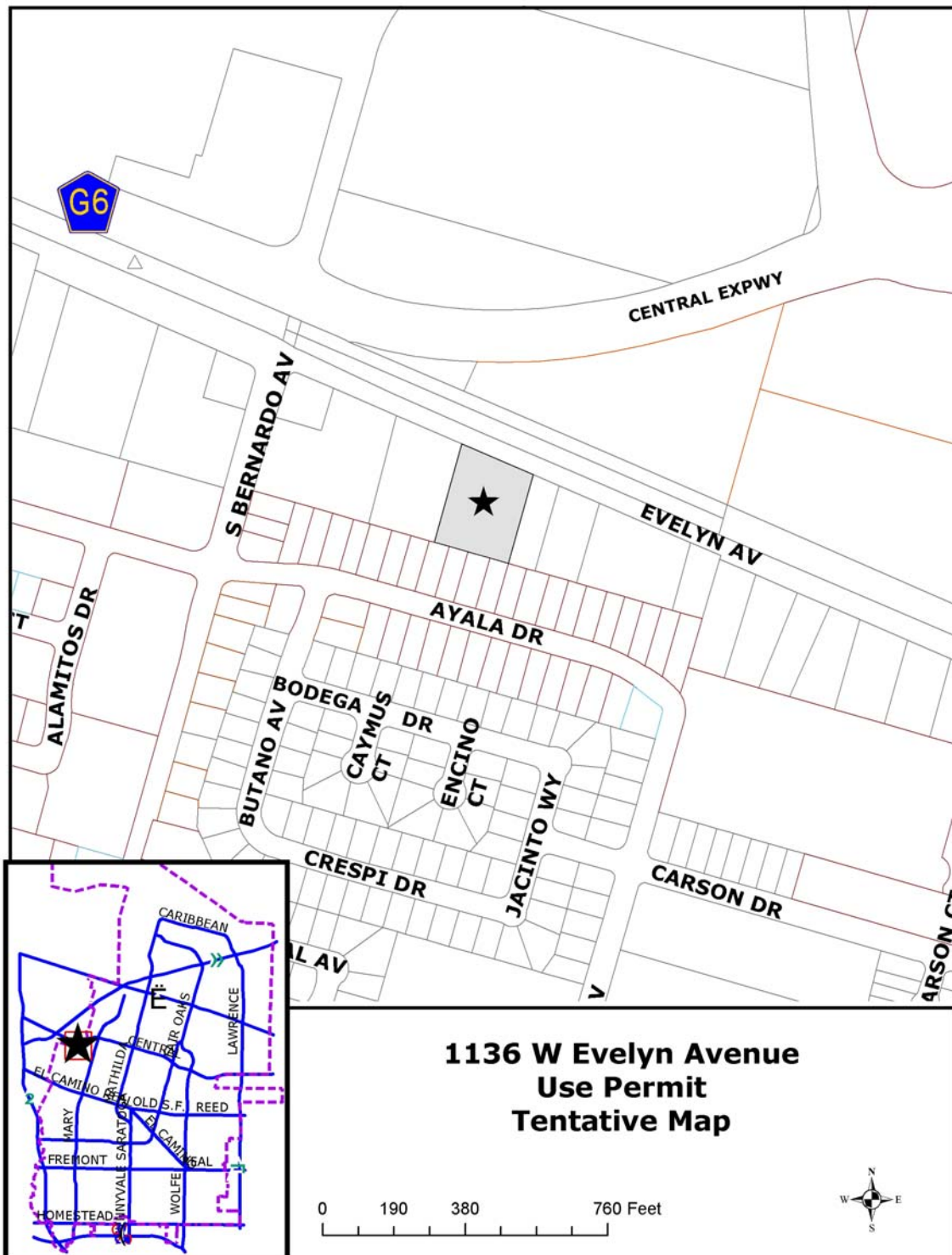
Surrounding Land Uses

North	Across Evelyn Avenue, Caltrain railroad
South	Multi-family Residential
East	Industrial building
West	Industrial building

Issues Landscaping
Underground utilities

Environmental This project is categorically exempt from the
Status California Environmental Quality Act provisions.

Staff Approve with Conditions
Recommendation



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Industrial	Same	Industrial
Zoning District	MS	Same	MS
Lot Size (s.f.)	52,098 s.f. (1.196 ac.)	Same	22,500 min.
Gross Floor Area (s.f.)	21,025	Same	23,444 max. (for one-story)
Lot Coverage (%)	40%	Same	45% max.
Floor Area Ratio (FAR)	40%	Same	35% max. without PC review
No. of Units	4	Same	N/A
No. of Buildings On-Site	1	Same	N/A
Building Height (ft.)	13.7	Same	75 max.
No. of Stories	1	Same	8 max.
Setbacks (Facing Property)			
• Front (ft.)	60.9	Same	25 min.
• Left Side (ft.)	12.0	Same	0 min. (20 total)
• Right Side (ft.)	12.0	Same	0 min. (20 total)
• Rear (ft.)	61.8	Same	100 min.
Landscaping			
• Total Landscaping (sq. ft.)	874	Same	10,420 min.
• Frontage Width (ft.)	0	Same	15 ft. min.
• % Based on Lot Area	2%	Same	20% min.
• % Based on Floor Area	4%	Same	10% min.
• Buffer (ft.) Adj. Residential	0	Same	10 ft. min.
• Parking Lot Area Shading (%)	5%	Same	50% min. in 15 years

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Parking			
• Total Spaces	63	Same	43 min.
• Standard Spaces	57	Same	22 min.
• Compact Spaces/ % of Total	3 / 5%	Same	21 / 50% max.
• Accessible Spaces	3	Same	2 / 50 spaces, or 3 / 75 spaces min.
★ • Bicycle Parking	0	Same	2 Class I (locker), & 2 Class II (rack) min.
Stormwater			
★ • Impervious Surface Area (s.f.)	874	Same	10,420
★ • Impervious Surface (%)	98%	Same	20%

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements. These are ***existing conditions***.

ANALYSIS

Description of Proposed Project

The applicant has requested to subdivide the existing one-story building into four air-space lots located on one common lot. No change of use has been proposed. The applicant's intent is to be able to sell the individual units.

Background

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
1998-0133	Application to re-stripe parking lot for 62 parking spaces.	By staff / Approved.	3/26/1998

File Number	Brief Description	Hearing/Decision	Date
UP 7773	Application to allow auto related uses in an existing industrial building.	Administrative Hearing / Approved with conditions	2/10/1993
UP 4486	Application to regularize existing equipment projecting above enclosures at rear of building and to allow a basketball court.	Administrative Hearing / Approved with conditions	4/24/1981

According to the MetroScan real estate information database, the building on the site was constructed in 1961. While the site is not in conformance with some of the landscaping requirements, many of the current requirements were not in place when the site was developed.

According to the applicant, the site contains treatment / monitoring wells that were installed in about 1994 as part of a clean-up effort for a subsurface contamination. The site was deemed remediated in 1996 and the treatment of the groundwater ended. However, the monitoring wells have remained on site.

The four tenant spaces on the site currently have two occupants: Helio Solutions, a data management firm (1136 and 1138 W. Evelyn), and Sensory Access Foundation, which involves technology to help people with debilities become more self-sufficient (1142 W. Evelyn). The fourth tenant space is currently vacant (1140 W. Evelyn).

The neighboring uses east and west of the site are Contrel Corporation, which develops semiconductor equipment, and Zinola Manufacturing, which develops precision machinery. Residential properties with four-plex units abut the southern boundary of the site.

The property owner has expressed the intent to sell the property as individual units that are sized more appropriately for the approved office and light industrial uses in the area.

Environmental Review

This project is categorically exempt from the California Environmental Quality Act provisions as there is no proposed change to the existing structure. The project has a Class 1 exemption, which is used for existing facilities that proposed no or negligible expansion to the existing use.

Use Permit

Site Layout: The site consists of a single one-story box-type structure centrally located on the property. Parking lots are located in the front and rear of the building, with shared ingress/egress access on both sides of the building. Two solid waste enclosures are located in the rear corners of the lot, with one straddling the site with the neighboring property. The site is deficient in landscaping with only planter boxes in front of the building and small landscaped islands in the front parking lot.

Stormwater Management: While the site is greater than 1 acre, there is no proposed change to the structure, which does not trigger stormwater management requirements for this application.

Easements: The site has a shared ingress/egress easement with the neighboring properties to the east and west of the site. The easements allow access to the rear parking lot on both sides of the building and would remain as part of the site requirements.

Undergrounding: The Sunnyvale Municipal Code requires all utilities and communication services associated with new development, redevelopment, subdivision or change in use to be placed underground. Subdividing the property will therefore require the current overhead utilities located on the northeast portion of the site to be undergrounded, including those along the street frontage.

Upgrades: The City also requires any existing deficient public improvements to be upgraded to current City standards, including upgrading the existing fire hydrant. While the City seeks the applicant to provide individual utility service lines for each independent unit, staff recognizes that such requirements may be prohibitive for smaller projects. At the applicant's request, the City may consider waiving this requirement. However, shared usage and maintenance will need to be addressed in the resulting CC&Rs.

Architecture: There is no proposed change to the existing structure.

Landscaping: The site does not meet current landscaping requirements, including minimum landscaping, parking lot shading, and providing an adequate buffer between the site and the neighboring residential use.

The City Code requires landscaping for either 20% of the lot area or the equivalent of 10% of the floor area, whichever is greater. Based on the size of the lot, the site requires a minimum of 10,420 square feet of landscaping. The existing site only contains 874 square feet of landscaping, resulting in a deficit of 9,546 square feet.

The required buffer from the abutting residential property includes:

- (1) Minimum buffer width of at least ten feet;
- (2) Decorative masonry wall six feet in height measured from the highest adjoining grade (the residential property is approximately two feet higher than the subject site);
- (3) Planted screen of approved trees and shrubs to be placed along the length of the buffer at a minimum of twenty feet apart.

Other City Code requirements include:

- (1) Barbed wire fences are not permitted on or adjacent to residential properties;
- (2) Minimum fifteen-foot landscaped strip along the entire frontage measured from the inside edge of the public sidewalk; and
- (3) Parking lot shading covering a minimum of 50% of the lot, when measured after 15 years to allow for full growth.

City policy requires landscaping to consist of a minimum of 70% water conserving plants. Standard practice for buffers between the property and the streetscape include installation of a hedge along the front property line.

As previously mentioned, many of the current landscaping requirements were not in place when the site was developed.

Parking/Circulation: The site contains more than the required parking for this type of use. A Research & Development, General Industrial or Corporation Office Use requires a minimum of 1 space per 500 square feet, which would only require the existing layout to provide 43 spaces. This is 20 less than the 63 spaces currently provided. Given the notable shortfall in meeting the landscaping requirement, some of these spaces may be replaced with landscaping, as detailed in Condition of Approval 6A.

The site contains no bicycle parking. Per Valley Transportation Authority (VTA) requirements, the site requires a minimum of 2 Class I and 2 Class II bicycle parking spaces. For bicycle parking in industrial areas, the Class I parking should consist of either bicycle lockers or locked compounds within the parking lot or building. The Class II parking consists of bicycle racks located near all building entrances. This is included in Condition of Approval 10A.

The circulation on the site is aided by the easement with the adjacent properties which provides for a joint ingress and egress on both sides of the building. This allows for the parking in the rear of the property to be access from both sides of the building.

Tentative Map

Description of Tentative Map: The Map proposes to divide one existing building into 4 separate air-space units on one common lot. The deed would include recording of two existing easements, located on the eastern and western property boundaries, which allows for shared ingress/egress to the rear of the site and the rear of the neighboring properties.

Conclusion

Compliance with Development Standards/Guidelines: The existing development is not in compliance with several requirements for landscaping nor for buffers between industrial and residential uses, as highlighted in the Landscaping section. Due to existing site development, there is minimal opportunity to bring the site into conformance with current standards. The site is under-landscaped and does not provide an adequate barrier from the adjacent residential use. Staff recommends installation of a six foot high decorative masonry wall along the rear property line, converting the existing parking along the rear property line into landscaped area at least 10 feet in depth with large trees planted every 20 feet. The barbed wire should be removed from the fence adjacent to the residential property. Staff also recommends that a low hedge be planted along the frontage of the property to allow for additional landscaping and to buffer the parking lot from the street.

Expected Impact on the Surroundings: The impact on the surroundings is expected to be minimal as there is no proposed change in use. Selling the separate units may result in increased activity if there is more of a market for ownership units than for rental space. However, the zoning for this site allows for full use of the site.

Staff Discussion: Staff is recommending approval because the proposed division of the site results in no change of use and promotes the local economy by increasing the opportunity for businesses to establish themselves in Sunnyvale. The opportunity to buy their own property accommodates the needs of small businesses and enables them to establish a longer-term commitment to Sunnyvale.

This permit application process provides the City with the opportunity to require the applicant to upgrade the utilities on the site, and to bring the site into greater compliance with regard to buffering the neighboring residential property and meet current landscaping standards.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Findings, General Plan Goals and Conditions of Approval

Staff was able to make the required Findings based on the justifications for the Use Permit.

- Findings and General Plan Goals are located in Attachment 1.
- Conditions of Approval are located in Attachment 2.

Public Contact

No letters were received from the public on this application.

Notice of Negative Declaration and Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper.• Posted on the site.• 169 notices mailed to the property owners and residents within 300 feet of the project site.	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website.• Provided at the Reference Section of the City of Sunnyvale's Public Library.	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board.• City of Sunnyvale's Website.• Recorded for SunDial.

Alternatives

1. Approve the Use Permit and Tentative Map with attached conditions.
2. Approve the Use Permit and Tentative Map with modified conditions.
3. Do not approve the Use Permit and Tentative Map.

Recommendation

Alternative 1.

Prepared by:

Jamie McLeod
Project Planner

Reviewed by:

Gerri Caruso
Principal Planner

Reviewed by:

Trudi Ryan
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site Plan, Floor Plan, Elevations
- D. Landscaping Plan
- E. Tentative Map
- F. Letter from the Applicant
- G. Letter from interested parties
- H. Copy of existing ingress/egress easement

Recommended Findings - Use Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element. Action Statement C1.1.3 –
“Require appropriate buffers, edges and transition areas between dissimilar neighborhoods and land uses.”

Land Use and Transportation Element. Action Statement C1.2.4 –
“Maintain public open space areas and require private open space to be maintained.”

Land Use and Transportation Element. Policy C4.3 – *“Consider the needs of business as well as residents when making land use and transportation decisions.”*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project, as conditioned, will provide an adequate buffer between an industrial and a residential use and allow the applicant to sell the individual tenant units.
2. The proposed use is desirable, and will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the Zoning District because it does not change the uses on the site and is responsive to the market forces that seek greater access to private ownership units for businesses.

Recommended Findings - Tentative Map

If any of the following findings can be made, the Planning Commission should not recommend approval of the Tentative Map.

1. That the subdivision is not consistent with the General Plan.
2. That the design or improvement of the proposed subdivision is not consistent with the General Plan.
3. That the site is not physically suitable for the proposed type of development.
4. That the site is not physically suitable for the proposed density of development.

5. That the design of the subdivision or proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
8. That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by the Municipal Code

Staff did not make any of the above findings, and recommends approval of the Tentative Map.

Recommended Conditions of Approval - Use Permit

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Project shall be in conformance with the plans approved at the public hearing. Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing.
- B. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved by staff level by the Director of Community Development.
- C. The Conditions of Approval shall be reproduced on the cover page of the plans submitted for a Building permit for this project.
- D. The Use shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
- E. Any expansion or modification of the approved use shall be approved by separate application at a public hearing by the Planning Commission.
- F. Activities on the site must complying with applicable City Codes, Ordinances and Resolutions. The noise level shall not exceed fifty dBA during nighttime or sixty dBA during daytime hours at any point on adjacent residentially zoned property.

2. CC&R's (CONDITIONS, COVENANTS AND RESTRICTIONS)

- A. Any proposed deeds, covenants, restrictions and by-laws relating to the subdivision are subject to review and approval by the Director of Community Development and the City Attorney.

- B. The developer/Owner shall create an Owner's Association that comports with the state law requirements for Common Interest Developments. Covenants, conditions and restrictions (CC&Rs) relating to the development are subject to approval by the City Attorney and Director of Community Development prior to approval of the Final Map. In addition to requirements as may be specified elsewhere, the CC&R's shall include the following provisions:
- C. Membership in and support of an association controlling and maintaining all common facilities shall be mandatory for all property owners within the development.
- D. The owners association shall obtain approval from the Director of Community Development prior to any modification of the CC&R's pertaining to or specifying the City.
- E. The developer shall maintain all utilities and landscaping for a period of three years following installation of such improvements or until the improvements are transferred to a owners association, following sale of at least 75% of the units, whichever comes first.
- F. Include the Conditions of Approval of this Use Permit in the CC&Rs.
- G. The CC&Rs shall contain the following language:

“Right to Remedy Failure to Maintain Common Area. In the event that there is a failure to maintain the Common Area so that owners, lessees, and their guests suffer, or will suffer, substantial diminution in the enjoyment, use, or property value of their Project, thereby impairing the health, safety and welfare of the residents in the Project, the City, by and through its duly authorized officers and employees, will have the right to enter upon the subject Property, and to commence and complete such work as is necessary to maintain said Common Area. The City will enter and repair only if, after giving the Association and Owners written notice of the failure to maintain the Common Area, they do not commence correction of such conditions in no more than thirty (30) days from the giving of the notice and proceed diligently to completion. All expenses incurred by the City shall be paid within thirty (30) days of written demand. Upon a failure to pay within said thirty (30) days, the City will have the right to impose a lien for the proportionate share of such costs against each Lot in the Project.
- H. It is understood that by the provisions hereof, the City is not required to take any affirmative action, and any action undertaken by the City will be that which, in its sole discretion, it deems reasonable to protect the public health, safety and general welfare, and to enforce it and the regulations and ordinances and other laws.

- I. It is understood that action or inaction by the City, under the provisions hereof, will not constitute a waiver or relinquishment of any of its rights to seek redress for the violation of any of the provisions of these restrictions or any of the rules, regulations and ordinances of the City, or of other laws by way of a suit in law or equity in a court of competent jurisdiction or by other action.
- J. It is further understood that the remedies available to the City by the provision of this section or by reason of any other provisions of law will be cumulative and not exclusive of the maintenance of any other remedy. In this connection, it is understood and agreed that the failure to maintain the Common Area will be deemed to be a public nuisance and the City will have the right to abate said condition, assess the costs thereof, and cause the collection of said assessments to be made on the tax roll in the manner provided by appropriate provisions of the Sunnyvale Municipal Code or any other applicable law.
- K. No Waiver. No failure of the City of Sunnyvale to enforce any of the covenants or restrictions contained herein will in any event render them ineffective.
- L. Third-Party Beneficiary. The rights of the City of Sunnyvale pursuant to this Article will be the rights of an intended third party beneficiary of a contract, as provided in Section 1559 of the California Civil Code, except that there will be no right of Declarant, the Association, or any Owner(s) to rescind the contract involved so as to defeat such rights of the City of Sunnyvale.
- M. Hold Harmless. Declarant, Owners, and each successor in interest of Declarant and said Owners, hereby agree to save, defend and hold the City of Sunnyvale harmless from any and all liability for inverse condemnation which may result from, or be based upon, City's approval of the Development of the subject Property."
- N. Uphold existing easement with neighboring properties to the east and west to allow for rear yard access.

3. EASEMENTS AND DEDICATIONS

- A. Dedicate a 12 foot ingress/egress easement on the east and west boundaries of the site at 1136-1142 West Evelyn Avenue prior to issuance of a Building Permit or Final Map

4. EXTERIOR EQUIPMENT

- A. If reactivated, the individual groundwater monitoring equipment shall be screened with architecture or landscaping features.

- B. Any modification or expansion of unenclosed uses shall require approval from the Director of Community Development.
- C. All unenclosed materials, equipment and/or supplies of any kind shall be maintained within approved enclosure area. Any stacked or stored items shall not exceed the height of the enclosure.

5. FENCES

- A. Install and maintain a six foot solid decorative masonry wall, measured from the highest adjoining grade, of a design approved by the Director of Community Development along the south property line. A concrete or masonry retaining wall shall be installed to account for the grade differential.
- B. Chain link and barbed wire fences are not allowed in residential areas.
- C. Only fences, hedges and shrubs or other natural objects 3 feet or less in height may be located within a "vision triangle" (For definition, refer to Vision Triangle brochure or SMC 19.12.040(16), SMC 19.12.050 (12))

6. LANDSCAPING

- A. Landscape and irrigation plans shall be submitted to the Director of Community Development subject to approval by the Director of Community Development prior to issuance of a Building Permit. Landscaping and irrigation shall be installed prior to occupancy. The landscape plan shall include the following elements:
 - 1. Provide trees at minimum 30 feet intervals along side and rear property lines, except where mature trees are located immediately adjoining on neighboring property.
 - 2. Provide a ten-foot wide landscape buffer along the southern property line.
 - 3. Provide a three-foot high hedge along the street frontage.
- B. Provide separate meter for domestic and irrigation water systems.
- C. A tree protection plan shall be submitted for any existing trees on the site. Where possible, trees shall be protected and saved. Provide an inventory and valuation of any trees proposed to be removed prior to issuance of building permits.
- D. The landscape plan shall including street trees and shall be submitted and approved per the City Arborist.
- E. All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition.

- F. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped). Trees shall be maintained using standard arboriculture practices.
- G. Of new trees installed, 10% shall be 24-inch box size or larger and no tree shall be less than 15-gallon size.
- H. Any “protected trees”, (as defined in SMC 19.94) approved for removal, shall be replaced with a specimen tree of at least 36-inch box size.
- I. At the expense of the subdivider, City staff shall install required street trees of a species determined by the Public Works Department. Obtain approval of a detailed landscape and irrigation plan from the Director of Community Development (SMC 19.38.070) prior to issuance of a Building Permit.
- J. Ground cover shall be planted so as to ensure full coverage eighteen months after installation.
- K. All areas not required for parking, driveways or structures shall be landscaped.
- L. To ensure appropriate sewer billing (water used for irrigation may not be billed for sewer), the developer may provide separate (irrigation and other) intake meters. Such meters could be installed prior to occupancy of the building. If individual meters are not installed for each unit, the plans for how the costs will be allocated shall be detailed in the CC&Rs.

7. TREE PRESERVATION

- A. Per the Sunnyvale Municipal Code Section 19.94.120, any work to be done around large trees requires a tree protection plan to protect the tree. The tree protection plan shall be provided on the cover sheet of the grading and landscaping plans.
- B. Overlay Civil plans including utility lines to ensure that the tree root system is not damaged.

8. AUDIO EQUIPMENT

- A. Out-of door loudspeakers shall be prohibited.

9. PARKING

- A. No parking space shall be offered for rent by the property owners or owners association.
- B. Specify compact parking spaces on Building Permit plans. All such areas shall be clearly marked prior to occupancy, as approved by the Director of Community Development.

- C. Unenclosed storage of any vehicle intended for recreation purposes, including land conveyances, vessels and aircraft, but excluding attached camper bodies and motor homes not exceeding 18 feet in length, shall be prohibited on the premises.

10. BICYCLE PARKING

- A. Provide 2 Class I and 2 Class II bicycle parking spaces (per VTA Bicycle Technical Guidelines) as approved by the Director of Community Development.

11. RECYCLING AND SOLID WASTE

- A. Submit a detailed recycling and solid waste disposal plan to the Director of Community Development for approval.
- B. All recycling and solid waste containers shall be metal or State Fire Marshall listed non-metallic.

12. RIGHT-OF-WAY IMPROVEMENTS

- A. Obtain a Development Permit from the Department of Public Works for improvements.
- B. Curbs, gutters, sidewalks, streets, utilities, traffic control signs, electroliers (underground wiring) shall be designed, constructed and/or installed in accordance with City standards prior to occupancy. Plans shall be approved by then Department of Public Works.

13. ROOF/ROOF SCREENS

- A. Roof vents, pipes and flues shall be combined and/or collected together on slopes of roof or behind parapets out of public view to meet code requirements as noted in Sunnyvale Municipal Code Section 19.38.020.

14. SIGNS

- A. All new signs will require a Master Sign Program and require separate Building permits.

15. UNDERGROUND UTILITIES

- A. All proposed utilities shall be undergrounded.
- B. Applicant shall provide a copy of an agreement with affected utility companies for undergrounding of existing overhead utilities which are on-site or within adjoining rights-of-way prior to issuance of a Building Permit or a deposit in an amount sufficient to cover the cost of undergrounding shall be made with the City.
- C. If any additional poles are proposed to be added, developer shall have PG&E submit the preliminary plan to Public Works

Department for review. City Council shall make the decision if any additional poles are acceptable or not. Under no circumstances shall additional poles be permitted along the frontage of this development.

- D. Any additional poles are proposed to be added, developer shall have PG&E submit the preliminary plans to the Director of Public Works Department for review. City Council shall make the decision if any additional poles are acceptable or not. Under no circumstances shall additional poles be permitted along the frontage of this development.
- E. A copy of an agreement with affected utilities companies for existing overhead utilities which are on-site or within adjoining rights-of-way shall be provided to the Director of Community Development prior to issuance of a Building Permit or a deposit or bond in an amount sufficient to cover the cost of undergrounding shall be made with the City.
- F. A copy of an agreement with affected utilities companies for undergrounding all existing and proposed overhead service drops to the building shall be provided to the Director of Community Development prior to issuance of a Building Permit.

16. VEHICLES

- A. No vehicles or trailers shall be advertised for sale or rent on the site and nor vehicle sales, leasing or rentals shall be conducted at the site.

17. MISCELLANEOUS

- A. Prior to commencement of new construction remove all debris, structures, area light poles, and paving from the site.
- B. No exhaust fans, doors, windows, or openings, of any kind shall be placed on the wall to the rear or where residential use is to the rear of the proposed building, except as may be required by the City, nor shall any machines or fans be placed on the roof of the building which exhaust dust or odors.

18. TENTATIVE MAP CONDITIONS

- A. Full development fees shall be paid for each project parcel or lot shown on Final Tract Map and the fees shall be calculated in accordance with City Resolutions current at the time of payment.
- B. Comply with all applicable code requirements as noted in the Standard Development Requirements.

19. SUBDIVISIONS

- A. Individual buildings shall not be sold separately, or if the sale of any building shall be anticipated, all requirements of the Subdivision Ordinance in effect at the time of the sale shall be compiled with in full prior to such sale (State Subdivision Map Act).